



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3004459  
**Applicant Name:** Keith James  
**Address of Project:** 3605 34<sup>th</sup> Avenue S.

**SUMMARY OF PROPOSED ACTION**

Land Use Application to demolish a single story, 21,000 square foot warehouse structure in a Commercial Two zone (C2/65'). Existing asphalt pavement, building foundation and concrete slab to remain.

The following approval is required:

**SEPA – Environmental Determination** – Chapter 25.05., Seattle Municipal Code

**SEPA DETERMINATION:** ☐ Exempt ☐ DNS ☐ EIS  
☒ DNS with conditions  
☐ DNS involving non-exempt grading, or demolition or another agency with jurisdiction.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code [SMC] Chapter 25.05). Public notice was published on May 18<sup>th</sup>, 2006. The required public comment period ended on May 31<sup>st</sup>, 2006. No written comment was received.

**BACKGROUND DATA**

Site Description

The property is located in South Seattle between 33<sup>rd</sup> Avenue S. and 34<sup>th</sup> Avenue S. and also between S. Spokane St. and Rainier Avenue S. and S. Charlestown St. The applicant proposes to leave the foundation in place. If there is any possible soil contamination then the applicant chooses to do the abatement work at the time of the building application. The property will be

vacant pending future development. Also, the future Development will be subject to the Seattle Municipal Code 22.800 (Stormwater, Grading and Drainage Control Code). The interim drainage may be discharged to the existing drainage system.

### **ANALYSIS**

The Department of Planning and Development has analyzed and annotated the environmental checklist dated March 29<sup>th</sup>, 2006; reviewed the project plans and any additional information in the file. A site visit was also conducted. As indicated in the checklist, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation. The only further conditioning or mitigation that is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665) is for the proponent to notify the Puget Sound Clean Air Agency of building demolition plans, prior to issuance of a demolition permit.

### **DECISION**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C) including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C)

### **CONDITIONS – SEPA**

#### **Prior to Issuance of Any Permit to Demolish:**

1. The owner(s) and/or responsible party(s) shall provide documentation to the Department of Planning and Development's Land Use Planner that Puget Sound Clear Air Agency has received all information necessary to assess and mitigate likely air impacts.

Signature: (signature on file)  
Joan S. Carson, Land Use Planner II  
Department of Planning and Development

Date: June 15, 2006